
S-3808
DAKOTA MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
March 30, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, Floyd S. and Bette Lou DeHaai and property owner Ronda Jo Moffatt, (represented by Starr Associates) are seeking primary approval for a one lot subdivision on 6.921 acres, located east of CR 750 E on the south side of SR 26, in Perry 28 (NW) 23-3.

AREA ZONING PATTERNS:

The site in question is zoned AW, Agricultural Wooded and FP, Flood Plain as is all surrounding properties. There have been two parcels created out of this parent tract (P94-87); this one-lot subdivision will leave one division right within the parent tract. A 19.258 acre tract will remain to the west of the lot; a 7.139 acre tract within the parent tract to the south of the lot will be combined through Exemption "E" to an existing parcel to the west.

AREA LAND USE PATTERNS:

A single-family dwelling and several barns and outbuildings exist on the proposed lot. The site lies between two branches of the Wildcat Creek and a small pond exists to the west. Surrounding land uses are a mix of large lot residences, wooded areas, and farmland.

TRAFFIC AND TRANSPORTATION:

The proposed lot is a flag lot with a 20' "pole" that provides access to the existing house from SR 26. A minute, triangular piece of the flagpole will be dedicated to the public with the recordation of this subdivision.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to a letter from the County Health Department, "This lot has an existing dwelling located on it, served by an on-site sewage disposal system installed" by permit from the Health Department. The County Surveyor requires all minor subdivisions receive either Drainage Board approval or the approval of the County Surveyor on a case-by-case basis.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient. The sketch plan submitted includes the required flood plain certification. 4.455 acres within the lot have been certified to be above the flood plain elevation of 586.5 MSL.

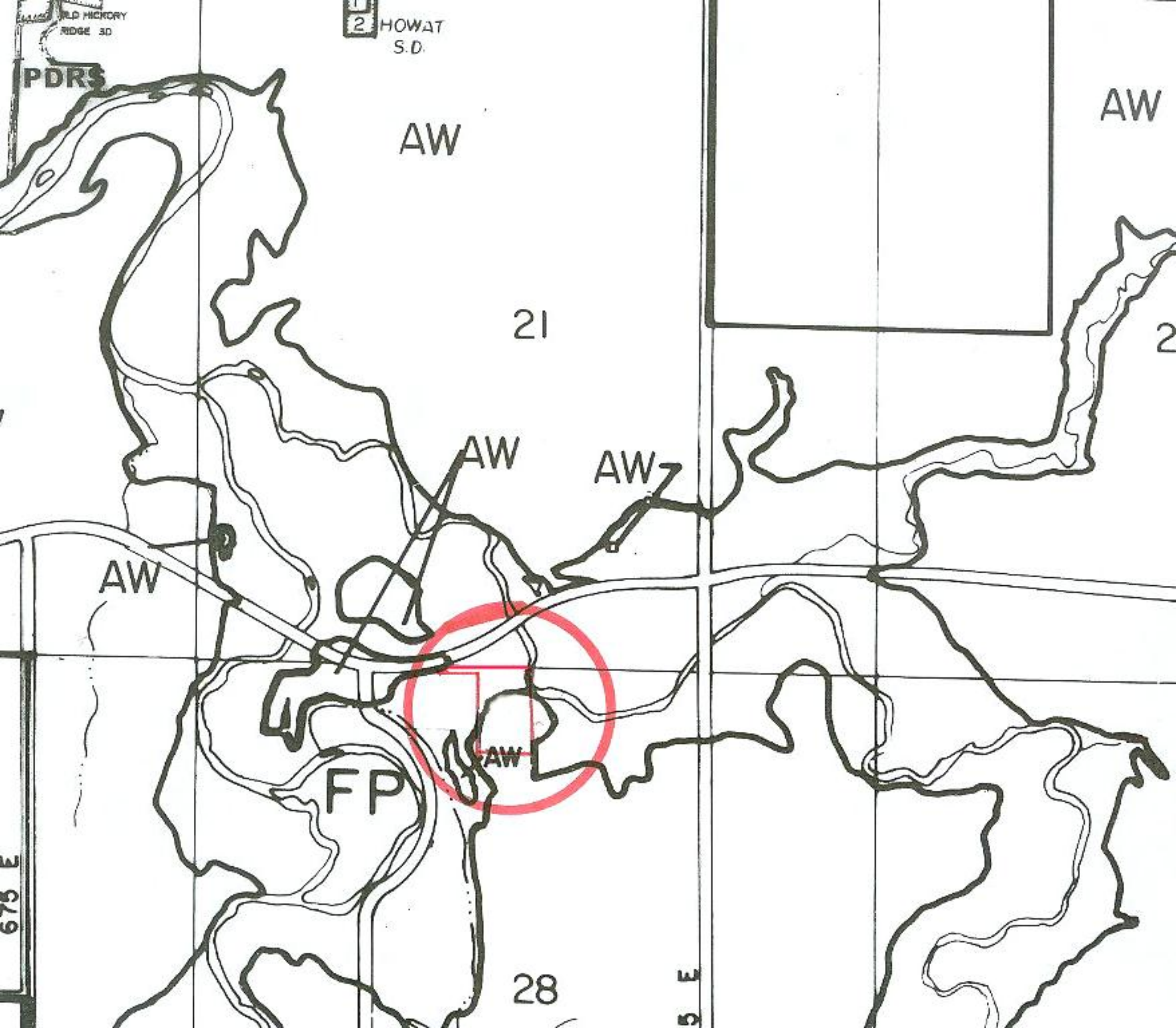
STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Regulatory Flood Elevation and Boundary for the Wildcat Creek Flood Plain shall be shown.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM
5. The street addresses and County Auditor's Key Number shall be shown.
6. The "Exemption E" deed for the 7.139 acre tract within the parent tract must be recorded prior to recordation of the final plat.



State of Indiana
Document Number 9502011
02/11/1992
Document Number 9504160
02/18/1992
112-02900-0400

100-YEAR FLOOD BOUNDARY

LINE	BEARING & DISTANCE	ELEVATION
(1)	S 19° 20' 42" E 104.83'	580.3
(2)	S 66° 15' 20" E 139.74'	580.3
(3)	N 07° 30' 00" E 101.47'	580.3
(4)	N 14° 10' 18" E 104.83'	580.3

10.686 Acres
19.258 Acres Total

5.9921 Acres

7.139 Acres
to be attached to adjoining tract

8.572 Acres

579.7

581.5

579.3

583.1

582.3

588.9

586.7

589.1

589.3

589.4

589.2

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Clayton A. & Katherine A. Cunningham
Document Number 9513995
06/16/1995
112-02900-0204

Jeffrey Scott & Robert Lynn McMonery
Document Number 9513999
06/16/1995
112-02900-0100

James E. & Mary L. McMonery
Document Number 9513999
06/16/1995
112-02900-0100